

110.0

0001

0011.A

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

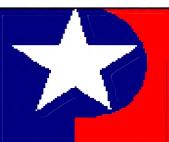
526,700 / 526,700

USE VALUE:

526,700 / 526,700

ASSESSED:

526,700 / 526,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		ORIENT AVE, ARLINGTON

OWNERSHIP	Unit #:	3
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Owner 1: MCMANUS DONNA		
Owner 2: STIMPFL RICHARD M		
Owner 3:		

Street 1: 67 ORIENT AVE #3		
Street 2:		

Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474	Type:	

PREVIOUS OWNER
Owner 1: MCMANUS DONNA -
Owner 2: -
Street 1: 67 ORIENT AVE #3
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1996, having primarily Vinyl Exterior and 2355 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL
o
n
Census:
Flood Haz:
D
s
t

water	
Sewer	
Electri	
Exempt	
Topo	
Street	
Gas:	

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Fact Units Price/Units Type Type Factor Value Price Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class % Land Code
102 Condo 0 Sq. Ft. Site 0 0. 0.00 7109

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								197135
								GIS Ref
								GIS Ref
								Insp Date
								04/20/18
								!8581!
								USER DEFINED

PREVIOUS ASSESSMENT

Parcel ID 110.0-0001-0011.A								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	517,200	0	.	.	517,200	517,200
2019	102	FV	508,900	0	.	.	508,900	508,900
2018	102	FV	462,500	0	.	.	462,500	462,500
2017	102	FV	414,100	0	.	.	414,100	414,100
2016	102	FV	414,100	0	.	.	414,100	414,100
2015	102	FV	398,800	0	.	.	398,800	398,800
2014	102	FV	379,200	0	.	.	379,200	379,200
2013	102	FV	379,200	0	.	.	379,200	379,200

SALES INFORMATION

TAX DISTRICT									PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
MCMANUS DONNA	36661-70		10/9/2002	Family		1	No	No			
JOHNSON & JOHNS	25809-47		11/10/1995		223,900	No	No	Y			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/20/2018									DGM		D Mann	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Good			NEW CONDO 1996, Building Number 2.																	
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																				
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																				
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																				
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:																				
Sec Wall: 1	%			OthrFix: 1	Rating:																				
Roof Struct: 1	- Gable			OTHER FEATURES																					
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1																	
Color: BEIGE				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O																	
View / Desir: N	- NONE			Fpl: 1	Rating: Good			Other																	
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																	
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2																	
Year Blt: 1996	Eff Yr Blt:			Location: 1				Lvl 1																	
Alt LUC: 1	Alt %: 1			Total Units: 1				Lower																	
Jurisdct: 1	Fact: .			Floor: 1 - 1st Floor				Totals RMS: 6 BRs: 3 Baths: 2 HB: 1																	
Const Mod: 1				% Own: 25.000000000																					
Lump Sum Adj: 1				Name: 152 - 7110																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN													
Avg Ht/FL: STD				Phys Cond: GD - Good	11. %			Exterior:	No Unit			RMS	BRs	FL											
Prim Int Wall: 1	- Drywall			Functional:				Interior:	1			6	3	3											
Sec Int Wall: 1	%			Economic:				Additions:																	
Partition: T	- Typical			Special:				Kitchen:																	
Prim Floors: 3	- Hardwood			Override:				Baths:																	
Sec Floors: 1	%			Total: 11			Plumbing:																		
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:																	
Subfloor: 1				Basic \$ / SQ: 245.00				Heating:																	
Bsmnt Gar: 1				Size Adj.: 0.75477707				General:																	
Electric: 3	- Typical			Const Adj.: 0.98990101				COMPARABLE SALES				SUB AREA													
Insulation: 2	- Typical			Adj \$ / SQ: 183.053				Rate	Parcel ID	Typ	Date	Sale Price			Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL					
Int vs Ext: S				Other Features: 58000											GLA	Gross Liv Ar	2,355	183.050	431,090	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Heat Fuel: 1	- Oil			Grade Factor: 1.10																					
Heat Type: 5	- Steam			NBHD Inf: 1.10000002																					
# Heat Sys: 1				NBHD Mod: 1.00																					
% Heated: 100				LUC Factor: 1.00																					
Solar HW: NO	Central Vac: NO			Adj Total: 591798																					
% Com Wall: 1	% Sprinkled: 1			Depreciation: 65098																					
				Depreciated Total: 526700																					
MOBILE HOME				Make: 1	Model: 1			Serial #: 1	Year: 1			Color: 1													
SPEC FEATURES/YARD ITEMS				PARCEL ID 110.0-0001-0011.A												IMAGE				AssessPro Patriot Properties, Inc					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value							
More: N	Total Yard Items:				Total Special Features:				Total:																